SENIORS' HOUSING REPORT
Saskatchewan

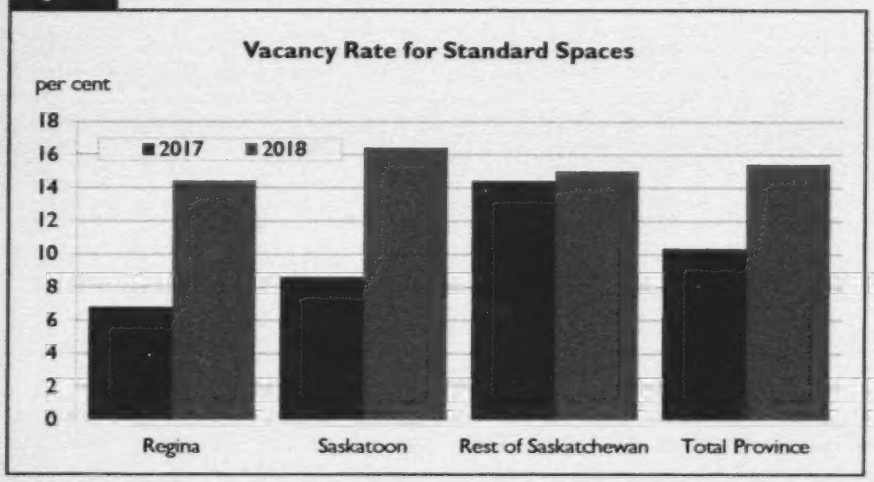
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2018

Highlights

- The vacancy rate for standard spaces in seniors' residences across Saskatchewan increased to 15.4% in 2018 from 10.3% in 2017. The overall vacancy rate for total spaces in the province also increased to 13.3% from 9.0% in the previous year.
- The number of seniors' residences included in the survey rose to 185 in 2018 from 176 a year earlier. Correspondingly, the capture rate[1] rose to 8.8% from 8.6% in 2017 after the number of seniors in residences increased to 7,136 in 2018 from 6,866 in the year prior.
- Across the province, the vacancy rate for standard spaces was highest in residences that opened in 2000 or later. These also charged a higher average monthly rent for standard spaces.
- The overall monthly rent in Saskatchewan for a standard space increased from $2,880 in 2017 to $3,026 in 2018.

Figure 1



Source: CMHC

[1] The capture rate is the proportion of the population aged 75 and over living in the survey universe.

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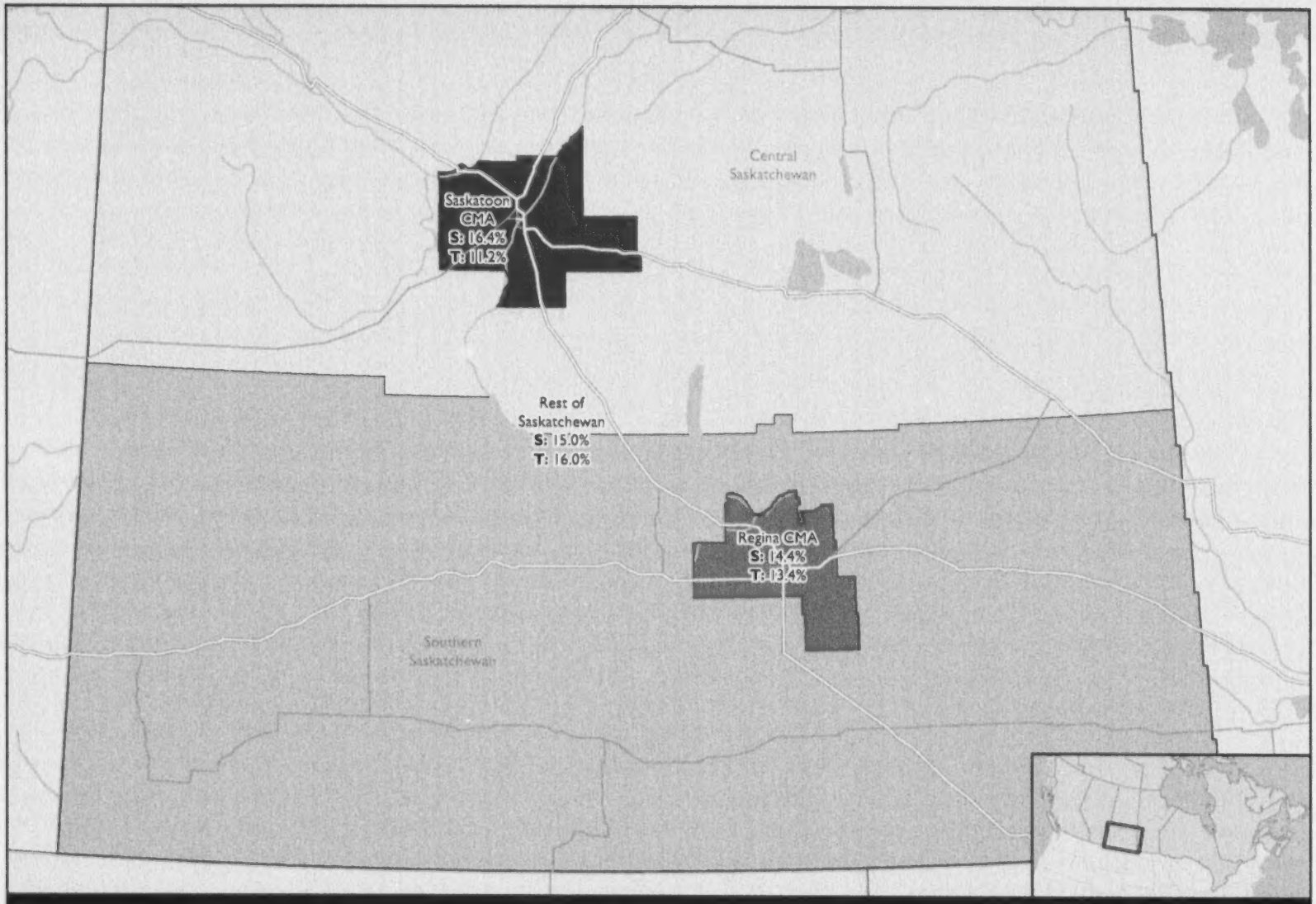

Saskatchewan Vacancy Rate of Standard and Total (Universe) Spaces

Province Total
S: 15.4%
T: 13.3%

S: Standard Spaces
T: Total Spaces (Universe)

Number of Spaces
1149 1643
1365 3423

0 50 100 km

TABLES INCLUDED IN THE SASKATCHEWAN SENIORS' HOUSING REPORT

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1.1 Vacancy Rates (%) of Standard Spaces by Unit Type
Saskatchewan

Centre	Semi Private		Bachelor		One Bedroom		Two Bedroom +		Total	
	2017	2018	2017	2018	2017	2018	2017	2018	2017	2018
Regina CMA	**	**	6.2	15.0	7.7	14.2	5.1	13.5	6.8	14.4
Saskatoon CMA	**	**	11.0	16.2	7.8	14.4	2.3	25.2	8.6	16.4
Rest of Saskatchewan	**	**	13.5	13.9	16.3	18.5	11.5	20.6	14.4	15.0
Saskatchewan	**	**	**11.3**	**14.8**	**9.6**	**15.2**	**5.1**	**20.9**	**10.3**	**15.4**

The following units are excluded from the table above: non-market/subsidy units, respite units, and units where an extra charge is paid for Heavy-care (1½ hours or more of care).

1.2 Vacancy Rates of Standard Spaces (%) by Rent Range ($)
Saskatchewan

Centre	Less than $1,500		$1,500 - $1,999		$2,000 - $2,499		$2,500 - $2,999		$3,000 and More		Total Where Rents are Known	
	2017	2018	2017	2018	2017	2018	2017	2018	2017	2018	2017	2018
Regina CMA	**	**	**	**	2.7	**	3.5	11.9	7.6	15.6	6.8	14.4
Saskatoon CMA	4.0	2.3	13.6	9.4	6.2	9.1	14.8	13.4	7.2	22.1	8.6	16.4
Rest of Saskatchewan	**	**	15.5	13.2	18.5	17.3	11.6	13.0	9.5	14.9	14.4	15.0
Saskatchewan	**7.9**	**2.1**	**14.9**	**11.5**	**13.0**	**14.2**	**11.3**	**13.0**	**7.8**	**18.0**	**10.3**	**15.4**

The following units are excluded from the table above: non-market/subsidy units, respite units, and units where an extra charge is paid for Heavy-care (1½ hours or more of care). Second person extra charge is also excluded from the calculation.

The following letter codes are used to indicate the reliability of the estimates:

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1.3 Vacancy Rates (%) and Average Rents ($) of Heavy Care Spaces[1] Saskatchewan

Centre	Vacancy Rate		Average Rent	
	2017	2018	2017	2018
Regina CMA	0.0	12.5	4,745	4,816
Saskatoon CMA	**	**	**	**
Rest of Saskatchewan	16.8	24.5	**	**
Saskatchewan	**7.8**	**16.1**	**4,624**	**4,782**

[1] Non-market heavy care units are excluded from Average Rents, but are included in Vacancy Rate.

1.4 Universe, Number of Residents Living in Universe and Capture Rate (%) Saskatchewan

Centre	Total Number of Spaces	Overall Vacancy Rate (%)		Number of Residences	Number of Residents	Estimated Population Aged 75+[1]	Capture Rate[2] (%)
		2017	2018				
Regina CMA	1,643	5.8	13.4	41	1,533		
Saskatoon CMA	3,423	5.8	11.2	75	3,387		
Rest of Saskatchewan	2,514	15.5	16.0	69	2,216		
Saskatchewan	**7,580**	**9.0**	**13.3**	**185**	**7,136**	**80,700**	**8.8**

[1] Source: Statistics Canada. Table 052-0005 - Projected population, by projection scenario , age and sex, as of July 1, Canada, provinces and territories, annual (persons),CANSIM

[2] The capture rate is the proportion of the population aged 75 and over living in the survey universe.

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2.1 Universe of Total Spaces by Unit Type Saskatchewan				
Centre	**Semi Private / Bachelor**	**One Bedroom**	**Two Bedroom +**	**Total**
Regina CMA	765	751	127	1,643
Saskatoon CMA	1,226	1,796	401	3,423
Rest of Saskatchewan	1,716	665	133	2,514
Saskatchewan	**3,707**	**3,212**	**661**	**7,580**

2.2 Universe by Unit Type Saskatchewan				
Centre	**Semi Private / Bachelor**	**One Bedroom**	**Two Bedroom +**	**Total**
Regina CMA	**765**	**751**	**127**	**1,643**
Standard Spaces	541	731	126	1,398
Non-Standard Spaces	199	20	1	220
Unknown Spaces	25	-	-	25
Saskatoon CMA	**1,226**	**1,796**	**401**	**3,423**
Standard Spaces	826	935	202	1,963
Non-Standard Spaces	223	697	172	1,092
Unknown Spaces	177	164	27	368
Rest of Saskatchewan	**1,716**	**665**	**133**	**2,514**
Standard Spaces	1,304	387	47	1,738
Non-Standard Spaces	340	34	2	376
Unknown Spaces	72	244	84	400
Saskatchewan	**3,707**	**3,212**	**661**	**7,580**
Standard Spaces	2,671	2,053	375	5,099
Non-Standard Spaces	762	751	175	1,688
Unknown Spaces	274	408	111	793

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2.3 Universe of Standard Spaces by Rent Range ($)
Saskatchewan

Centre	Less than $1,500	$1,500 - $1,999	$2,000 - $2,499	$2,500 - $2,999	$3,000 - $3,499	$3,500 and More
	% of Total[1]	% of Total[1]	% of Total[1]	% of Total[1]	% of Total[1]	% of Total[1]
Regina CMA	**	0.5	6.1	10.8	20.4	62.2
Saskatoon CMA	6.7	10.3	13.4	15.5	29.8	24.3
Rest of Saskatchewan	0.6	16.8	35.3	17.0	12.4	17.9
Saskatchewan	**2.8**	**10.2**	**19.5**	**14.9**	**21.1**	**31.5**

[1] % is based on those spaces where the rent is known.

The following units are excluded from the table above: non-market/subsidy units, respite units, and units where an extra charge is paid for Heavy-care (1½ hours or more of care).

2.4 Proportion (%) of Structures where Select Services are Available[1] by Structure Size
Saskatchewan

Centre	Meals				On-Site Medical Services	On-Site Nursing Services[2]	24-Hour Call Bell	Pharmacy
	Optional	# of Meals Included in Rent						
		1	2	3				
Regina CMA	**2.6**	**0.0**	**5.1**	**92.3**	**41.0**	**43.6**	**94.9**	**2.6**
10 - 49	3.4	0.0	0.0	96.6	**	41.4	93.1	0.0
50 - 89	**	**	**	**	**	**	**	**
90 or more	**	**	**	75.0	**	**	100.0	**
Saskatoon CMA	**17.4**	**10.1**	**0.0**	**72.5**	**33.3**	**34.8**	**78.3**	**0.0**
10 - 49	4.3	4.3	0.0	91.5	**	**	87.2	0.0
50 - 89	**	**	**	**	**	**	87.5	**
90 or more	**	**	0.0	**	**	**	**	0.0
Rest of Saskatchewan	**	**0.0**	**	**96.6**	**	**	**88.3**	**0.0**
10 - 49	**	0.0	**	95.5	**	**	86.6	0.0
50 - 89	**	**	**	100.0	**	**	91.7	**
90 or more	**	**	**	**	**	**	**	**
Saskatchewan	**8.3**	**4.1**	**1.8**	**85.9**	**36.2**	**39.1**	**85.7**	**0.6**
10 - 49	3.3	1.6	0.9	94.2	33.7	37.7	88.3	0.0
50 - 89	**	**	0.0	73.4	**	**	90.9	0.0
90 or more	24.1	12.1	7.8	56.1	**	**	67.9	3.9

[1] Services are considered to be included in rent for a structure if the majority of all spaces have the service included in the rent.

[2] On-site nursing services include RN, RPN or LPN.

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2.5 Proportion (%) of Structures with Access to Selected Amenities[1] by Structure Size
Saskatchewan

Centre	Transport-ation Services	Swimming Pool	Hot Tub/Spa	Movie Theatre	Exercise Facilities	Internet
Regina CMA	**	7.7	23.1	23.1	35.9	51.3
10 - 49	10.3	0.0	10.3	6.9	13.8	**
50 - 89	**	**	**	**	**	**
90 or more	100.0	**	**	75.0	100.0	100.0
Saskatoon CMA	20.3	2.9	5.8	8.7	27.5	**
10 - 49	12.8	0.0	0.0	2.1	8.5	19.1
50 - 89	**	**	**	**	**	**
90 or more	**	**	**	**	78.6	**
Rest of Saskatchewan	23.1	0.0	9.8	3.3	26.1	**
10 - 49	**	0.0	4.2	0.0	12.8	**
50 - 89	**	**	**	**	**	**
90 or more	**	**	**	**	**	**
Saskatchewan	23.6	2.9	11.1	9.9	28.9	38.4
10 - 49	13.2	0.0	4.0	2.4	11.4	27.9
50 - 89	**	4.3	**	**	**	**
90 or more	63.6	**	**	**	83.7	71.7

[1] Services are considered to be included in rent for a structure if the majority of all spaces have the service included in the rent.

3.1 Average Rent ($) of Standard Spaces by Unit Type
Saskatchewan

Centre	Semi Private		Bachelor		One Bedroom		Two Bedroom +		Total	
	2017	2018	2017	2018	2017	2018	2017	2018	2017	2018
Regina CMA	**	**	3,233	3,334	3,657	3,676	4,316	4,424	3,549	3,611
Saskatoon CMA	**	**	2,677	2,866	2,725	2,941	3,146	3,701	2,746	2,987
Rest of Saskatchewan	**	**	2,383	2,462	2,937	3,226	3,746	3,961	2,575	2,664
Saskatchewan	**	**	2,636	2,743	3,056	3,242	3,625	3,961	2,880	3,026

The following units are excluded from the table above: non-market/subsidy units, respite units, and units where an extra charge is paid for Heavy-care (1½ hours or more of care).

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O1 Building Structure Makeup (%) Saskatchewan		
Centre	**Concrete Frame**	**Wood Frame**
Saskatchewan	**24.0**	**76.0**

O2 Ancillary Services, Cable and Telephone and Optional Costs (% of residences) Saskatchewan					
Centre	**Services**	**Included in Rent (%)**	**Tenant Arrange (%)**	**Optional (%)**	**Average Cost if Optional ($)**
Regina CMA	Cable	19.5	68.3	4.9	**
	Telephone	**	92.7	2.4	**
Saskatoon CMA	Cable	30.7	57.3	2.7	**
	Telephone	4.0	85.3	**	**
Rest of Saskatchewan	Cable	17.4	58.0	18.8	39.50
	Telephone	4.3	88.4	1.4	**
Total	**Cable**	**23.2**	**60.0**	**9.2**	**43.88**
	Telephone	**3.2**	**88.1**	**1.1**	**

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O3 Vacancy Rates (%) of Standard Spaces by Date Residence Opened
Saskatchewan

Centre	Before 1990	1990 - 1999	2000 or Later	Total
Regina CMA	**	15.9	14.1	14.4
Saskatoon CMA	5.4	14.9	18.1	16.4
Rest of Saskatchewan	6.4	14.4	15.9	15.0
Saskatchewan	**5.7**	**15.2**	**16.3**	**15.4**

O3.2 Vacancy Rates (%) of Total Spaces[1] by Unit Type
Saskatchewan

Centre	Semi Private		Bachelor		One Bedroom		Two Bedroom +		Total	
	2017	2018	2017	2018	2017	2018	2017	2018	2017	2018
Regina CMA	**	**	4.7	12.6	7.1	14.2	5.0	13.4	5.8	13.4
Saskatoon CMA	**	**	9.0	14.0	4.9	8.8	1.3	13.6	5.8	11.2
Rest of Saskatchewan	**	**	14.6	15.3	17.4	18.8	16.7	19.5	15.5	16.0
Saskatchewan	**	**	**10.9**	**14.4**	**7.5**	**11.7**	**4.4**	**14.1**	**9.0**	**13.3**

[1]Information above includes all heavy care units - both those heavy care units located within seniors' complexes with independent living suites and also those located in residences which offer heavy care to 100% of units (such as nursing homes, long term care homes, extended care homes and multi-level care homes)

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O3.3 Universe of Total Spaces[1] by Size of Residence Saskatchewan

Centre	< 50 Spaces		50 - 99 Spaces		100 + Spaces		Median
	Number of Residences	Total Spaces	Number of Residences	Total Spaces	Number of Residences	Total Spaces	Residence Size
Regina CMA	31	417	2	133	8	1,093	12
Saskatoon CMA	50	758	13	1,005	12	1,660	15
Rest of Saskatchewan	48	1,040	19	1,251	2	223	23
Saskatchewan	**129**	**2,215**	**34**	**2,389**	**22**	**2,976**	**20**

[1]Information above includes all heavy care units - both those heavy care units located within seniors' complexes with independent living suites and also those located in residences which offer heavy care to 100% of units (such as nursing homes, long term care homes, extended care homes and multi-level care homes)

O3.4 Vacancy Rate (%) and Universe of Total Spaces[1] by Date Residence Opened Saskatchewan

Centre	Before 2001		2001 or Later		Total	
	Vacancy Rate	Universe	Vacancy Rate	Universe	Vacancy Rate	Universe
Regina CMA	14.5	394	12.8	1,249	13.2	1,643
Saskatoon CMA	5.6	1,785	15.2	1,638	10.2	3,423
Rest of Saskatchewan	17.5	681	12.2	1,833	13.6	2,514
Saskatchewan	**9.7**	**2,860**	**13.4**	**4,720**	**12.0**	**7,580**

[1]Information above includes all heavy care units - both those heavy care units located within seniors' complexes with independent living suites and also those located in residences which offer heavy care to 100% of units (such as nursing homes, long term care homes, extended care homes and multi-level care homes)

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04 Average Rents ($) of Standard Spaces by Date Residence Opened
Saskatchewan

Centre		Before 1990	1990 - 1999	2000 or Later	Total
Regina CMA	Semi-Private	**	**	**	**
	Bachelor	**	3,009	3,543	3,334
	One Bedroom	**	**	3,713	3,676
	Two Bedroom +	**	**	4,482	4,424
	Total	**	3,268	3,729	3,611
Saskatoon CMA	Semi-Private	**	**	**	**
	Bachelor	2,174	2,474	3,027	2,866
	One Bedroom	**	**	3,364	2,941
	Two Bedroom +	**	**	4,049	3,701
	Total	1,701	2,351	3,288	2,987
Rest of Saskatchewan	Semi-Private	**	**	**	**
	Bachelor	2,184	2,341	2,517	2,462
	One Bedroom	**	**	3,290	3,226
	Two Bedroom +	**	**	3,961	3,961
	Total	2,181	2,365	2,751	2,664
Total	**Semi-Private**	**	**	**	**
	Bachelor	**2,218**	**2,628**	**2,830**	**2,743**
	One Bedroom	**1,378**	**2,691**	**3,470**	**3,242**
	Two Bedroom +	**	**	**4,164**	**3,961**
	Total	**1,927**	**2,708**	**3,191**	**3,026**

05 Number of Residents, Number of Residents Living Alone and Number of Residents in Heavy Care Units
Saskatchewan

Centre	2017	2018
Regina CMA		
Total number of residents	1,541	1,533
Number of residents living alone	1,274	1,302
Total number of couples	118	111
Number of residents in heavy care units	133	85
Saskatoon CMA		
Total number of residents	3,292	3,387
Number of residents living alone	2,609	2,692
Total number of couples	336	347
Number of residents in heavy care units	**	**
Rest of Saskatchewan		
Total number of residents	2,034	2,216
Number of residents living alone	1,831	2,006
Total number of couples	91	**
Number of residents in heavy care units	**	**
Saskatchewan		
Total number of residents	6,866	7,136
Number of residents living alone	5,714	6,000
Total number of couples	545	563
Number of residents in heavy care units	286	**

The following letter codes are used to indicate the reliability of the estimates:
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Methodology

Canada Mortgage and Housing Corporation conducts the Seniors' Housing Survey in February and March. This annual survey became national in scope in 2009, covering all centres in each of the ten provinces. Both private and non-profit residences are included in the survey universe.

To be eligible for inclusion in the survey results, a residence must:

- ✓ have at least one unit that is not subsidized (in the Atlantic provinces, Quebec and Ontario);
- ✓ have been in operation for at least one year (for example, it must have started operation before January 2015 to be included in the 2016 survey);
- ✓ have at least 10 rental units (in Quebec, Ontario and the Prairies) or 5 rental units (in the Atlantic provinces and B.C.);
- ✓ offer an on-site meal plan;
- ✓ not mandate high levels of health care (defined as 1.5 hours or more of care per day) to all of its residents; nursing homes and long-term care homes are examples of residences that were not included in the survey;
- ✓ offer rental units; life lease units and owner-occupied units are excluded from this survey; and
- ✓ have at least 50 per cent of its residents who are 65 years of age or older.

The Seniors' Housing Survey is a census and not a sample survey; therefore, all seniors' residences in Canada meeting these criteria are to be part of this survey. The survey universe in Quebec may include private residences that do not meet the conditions for obtaining a certificate of compliance.

Survey data were obtained through a combination of telephone interviews and fax and e-mail responses. Information was obtained from the residence owner, manager or administrator. Survey results reflect market conditions at the time of the survey. Survey results have been weighted to adjust for non-responses, in order to ensure that they are reflective of the universe. The level of statistical reliability is noted in the data tables. For more information on the reliability of the data, please click here.

All statistics published, excluding information on new market supply, include only those residences that have been in operation for at least one year.

Definitions

Space: A space is a residential area that is rented out. Examples of spaces include one half of a semi-private unit, a private or bachelor unit, a one-bedroom unit and a two-bedroom unit. In most cases, a space is the same as a unit. The exception is the case where a unit has been divided to rent to multiple residents. Semi-private and ward units are an example of this. Unless otherwise indicated, data for spaces are for all unit types.

Standard space: A space where the resident does not receive high-level care (that is, the resident receives less than 1.5 hours of care per day) or is not required to pay an extra amount to receive high-level care. Regional terms for this type of space may vary across the country.

Heavy care space: A space where the resident is paying an extra amount to receive high-level care (1.5 hours or more of care per day). Examples of conditions that could require high-level care include Alzheimer's, dementia and reduced mobility.

Respite space: A space used to provide temporary accommodation for a senior who normally lives in another place and not at the residence.

Non-market or subsidy space: A space where the rent received for the unit is less than market rent or where the resident occupying the unit is subsidized.

Rent: The actual amount a resident pays per month for his or her accommodation space and all mandatory services. For vacant spaces, the rent is the amount the owner is asking for the space.

Vacancy: A space is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Capture rate: The main age group living in seniors' residences are persons aged 75 years and older. Capture rate in a centre is the ratio of the total number of residents living in the survey universe divided by its estimated 75+ population, expressed as a percentage.

Acknowledgement
The Seniors' Housing Survey could not have been conducted without the co-operation of the residence owners and their staff. CMHC acknowledges their time and assistance in providing accurate information. As a result of their contribution, CMHC is able to provide data and analysis that benefits the entire industry.

Confidentiality
All information provide through this survey is kept strictly confidential and only used by CMHC to generate statistics and data sets that do not allow for the identification of individuals, households, businesses or buildings.

CMHC HELPS CANADIANS MEET THEIR HOUSING NEEDS.

Canada Mortgage and Housing Corporation (CMHC) has been helping Canadians meet their housing needs for more than 70 years. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer unbiased housing research and advice to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

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